

ALYSON POND HOA, INC.
BOARD OF DIRECTORS MEETING
March 18, 2009

In attendance – Matoka, David, Gina, Karol, Larry, Eve, Adam, Erica, Rory, Jen

7:00 PM – Meeting Called to Order – Quorum Designated

• **Homeowner Forum –**

- A homeowner spoke on behalf of one of the lawn services offering a bid for ongoing maintenance/front entrance landscaping.
- A homeowner asked about bidding process for landscaping work. Matoka stated that she facilitates the bids and meets with bidders to ensure an apples to apples comparison of work. The board chooses from the available bids. 4 bids are being presented at this meeting
- A homeowner asked why entire meeting not open to homeowners. Dave explained that this is to protect the privacy of homeowners since discussions include such items as delinquencies, HOA violations. The board agreed to consider keeping a larger portion of the meetings open to homeowners.
- Request to have minutes posted on web-site – we agreed to have posted once approved by BOD.

7:20 – Begin BOD Meeting

Prior BOD Meeting Minutes were not available for this meeting. Board will approve at the next meeting.

Financial Report – Our finances are on track with budget.

Committee Reports:

Architectural –

- Discussed how to handle situation where fines have been issued but homeowner has not responded to letters, has not paid fine, and has not corrected the violation. Board agreed to not increase fines, but to maintain fine at March amount until the violation is taken care of. Letters will continue to be sent. Members of the board expressed concern about setting a bad precedent by not increasing fines/enforcing covenant.

Facilities –

- Will discuss Landscaping in New Business portion of meeting

Social –

- Newsletter came out in January
- Upcoming Yard Sale and Easter Event

- Yard of the Month to be restarted – will solicit help from people not on the board to help with the judging.
- Yard Sale will be held in conjunction with Durant Trails. Erica and Eve will be preparing maps and will email neighbors to find out who is participating. Will have sign out the week before advertising the sale.
- Gina will update the website for social events/yard sale info.

Management Report

- No updates

Unfinished Business

- Recommend keeping meeting open longer to all homeowners. Proposed financials and architecture reports moved to the end of the meeting as those are the portions of the meeting that should not be shared with a general audience.

New Business

- Matoka presented landscaping bids. Board reviewed bids, discussed pros and cons of each, and ultimately selected EverGreen as the new Landscaping company. We will enter a contract through the end of the year and reevaluate at that time. Matoka will contact EverGreen to complete the contract and contact the current landscaping company. Rory will meet with EverGreen to move forward and get design plans for the front entrance.

Discussed:

- Other neighborhoods are spending more on their front entrances. The board is committed to getting the best we can within our neighborhood budget.
- The board will allow the landscape company to make design decisions with minimal involvement.
- Establishing a welcoming committee for new homeowners. Erica and Eve will add a section to the newsletter soliciting for volunteers for the committee. Matoka will contact Erica to let her know when someone moves into the neighborhood.
- Will add section to newsletter stating that a greater portion of the HOA meeting will be open to all homeowners.
- Follow-up to prior meeting question about putting a grate in front of storm drains – contacted the county and were told cannot be grated because it may impede drainage.
- Still pursuing a 3-way stop at Yucca and Coxindale
- Karol updated board on getting a road sign at Coxindale and Litchford. County only provides one sign per intersection, and sign is currently on opposite side of street, so an additional sign cannot be added.
- A homeowner conducted an informal survey of several neighbors about what is most important/needs improvement in the neighborhood. Top results were:
 - Home upkeep and painting
 - Landscaping (private properties)
 - Pool area maintenance
 - Front entrance

- Pool is tentatively scheduled to open on May 16th
- Rory offered to help with the yard sale organization.

Meeting adjourned at 8:40.

Minutes respectfully submitted,
Jen Magee